

MINUTES OF A REGULAR MEETING

ZONING BOARD OF APPEALS

June 22, 2006

7:15 p.m.

Members Present: Regis Barrett, Chair
Jeanne Hartman
Robert Kinney
Robert Kappler
Thomas Ockington, Bldg. Comm.
Mary-Jo Banish, Acting Secretary

Members Absent: Joseph Salem

Chairman Barrett called the meeting to order. **MOTION** by Jeanne Hartman, second by Regis Barrett to approve the minutes of the previous meeting. **VOTE RESULTED:** Yeas – Barrett, Hartman, Kappler. Nays – None. Abstain – Kinney. **MINUTES APPROVED.**

The first order of business was a request from Dennis and Toni Ghann of 8910 Beech Avenue for a 13 foot variance for an air conditioning unit in their side yard, 2 feet from the property line. Toni Ghann was present at the meeting. Chairman Barrett pointed out this was a 40 foot wide lot. Mrs. Hartman noted this was not in front of the house, but rather more behind it, and not visible from the street. Mr. Barrett suggested planting a shrub in front of it, to which Mrs. Ghann said they planned on doing. Mr. Kinney asked if there would be any problem with putting this in front of the basement windows. Comm. Ockington said they prefer not to block windows for fire safety purposes. So Mr. Kinney suggested that since the fence is close, maybe put the unit inside the fence and still on the side of the house. Comm. Ockington said it would be in the rear yard then, which is preferable. Mrs. Ghann said that would be fine with them. After brief discussion, **MOTION** by Robert Kappler, second by Regis Barrett to approve the variance request. **VOTE RESULTED:** Yeas- Barrett, Hartman, Kinney, Kappler. Nays – None. **VARIANCE GRANTED.**

The next order of business was a request from John and Pam Jackson of 10221 Biddulph Road for a variance to install a decorative fence and pillars in their front yard by a pond. Mr. Jackson was appearing on behalf of their landscape architect, Cheri Chapman of Landstyles. Mr. Kinney asked how much fencing is being requested. Mr. Jackson said by the pond, four sections of eight foot long, two feet high. The fence is what is used for decorative purposes in sections at Ridge Park Square, very unobtrusive. Chairman Barrett noted that there are not than many professionally landscaped yards in the city, and this has a large frontage. Mr. Kappler and Comm. Ockington both commented that there is nothing in the city's codes that currently addresses ponds. The Commission looked over the plans. Most of the Commission had stopped to look at the property during the previous weekend. Chairman Barrett said the contractor should come in to take the permit out. It was again noted that this fencing is strictly for decorative purposes, for the family's enjoyment with the landscaping. It will add to the visual rather than detract. After further discussion, **MOTION** by Robert Kinney, second by Robert Kappler to approve the variance request. **VOTE RESULTED:** Yeas- Barrett, Hartman, Kinney, Kappler. Nays – None. **VARIANCE GRANTED.**

There being no further business, **MOTION** by Robert Kinney, second by Regis Barrett to adjourn. **VOTE RESULTED:** Yeas- Barrett, Hartman, Kinney, Kappler. Nays – None. **MEETING ADJOURNED** at 7:15 p.m.

_____ Acting Sec. Mary-Jo Banish

_____ Chairman, Regis Barrett